



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Planning Board Agenda

Wednesday, June 17, 2015

7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Design Review Subcommittee Interviews and Appointments

Public Hearings:

Timber Harvest in the Town Forest (Lots 25-R-103, 25-R-6000A, 25-R-6500, 25-R-7010, 25-R-7025, 25-R-8000)

Per Section 712 of the Zoning Ordinance, the Planning Board will hold a non-binding public hearing on the Town Forestry Committee proposed Timber Harvest. The access will be from Marblehead Road, through the old Town landfill (39 Marblehead Road 25-R-300) per the approval of the Board of Selectmen, to the Town Forest (Lots 25-R-103, 25-R-6000A, 25-R-6500, 25-R-7010, 25-R-7025, 25-R-8000). The harvest will be in accordance with the 2012 Management Plan and will be conducted by a Licensed Forester. Approximately 116 acres (total forest is 203 acres) will be harvested in a thinning operation. An access road and staging area will be constructed for this harvest.

Case#2015 -3/Final Review/Major Open Subdivision/WWPD Special Permit (continued from June 3rd)

A Final Subdivision Application for a Major Open Space Subdivision, Wetland and Watershed Protection District Special Permit Application (WWPD), and Cobbetts Pond and Canobie Lake Watershed Land Development Application have been submitted for property that is accessible by Settlers Ridge and Glendenin Roads (Lots 25-R-6000, 6250, 6260, 7000, 7050, 8002, 8005, 8010, and 9000), located in the Rural District Zone, Wetland and Watershed Protection District, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. The applicant, Edward N. Herbert Assoc., Inc., on behalf of the property owner, Wood Meadow Land Development, LLC, is proposing to merge the eight (8) existing lots and then to subdivide them into thirty-nine (39) lots for single-family development and twelve (12) open space lots. The proposal includes the creation of new roads. The WWPD Special Permit is for several proposed road crossings and driveways for a total permanent impact of 92,293 sq. ft. for the Open Space Subdivision proposal. Individual well and septic systems are proposed for service of each lot. A written waiver request has been submitted from Section 605.5 of the Subdivision Regulations.

Rules of Procedure

Per NH RSA 675:1 notice is hereby given that the Windham Planning Board will hold a public hearing to adopt amendments to "Windham Planning Board Rules of Procedure". Changes included grammatical edits and updates to the most relevant section of State law and have no bearing on the meaning or intent of the language.

No new business after 10pm unless agreed to by the Planning Board. Any remaining items will be placed on the agenda for the next available Planning Board meeting. Information pertaining to any item on the agenda is available for public review at the Community Development Department during normal business hours or by calling for information at (603) 432-3806. To ensure timely inclusion among the Board's written materials, written or emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review and consideration of written or emailed statements received after that time.

Subdivision Regulations

A public hearing is to be held in accordance with NH RSA 675:6 (Method of Adoption), to adopt amendments to the existing Subdivision Regulations, as allowed under NH RSA 674:35 (Power to Regulate Subdivisions). The amendments include: Revising the definition of cul de sac (Section 300); approval process for commercial condominium conversions (Sections 204, 405.2); add provision regarding Wetland and Watershed Protection District and Vernal Pool Buffer Area marking requirements (Section 601.39); closed drainage and open drainage standards (Section 602.1.6, 610); design requirements of cul de sacs (Section 602.2.4); and a provision regarding cleaning of drainage structures (Section 901.24).

Old/New Business (Not to include discussion of pending applications or decisions on matters requiring public notice)

Adjournment

UPCOMING MEETINGS:
June 20th Market Square Site Walk
July 1st
July 8th
July 15th
July 29th